131.0	0003	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	933,700 / 933,700
					USE VALUE:	933,700 / 933,700
					ASSESSED:	933,700 / 933,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MONADNOCK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GROSS ALEXANDRE
Owner 2:	TALLANDIER-GROSS CLEMENCE M
Owner 3:	
Street 1:	15 MONADNOCK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHANNON JOSEPH M -
Owner 2:	HAZARD PATRICIA -
Street 1:	15 MONADNOCK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 2083 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6521.000	379,600		554,100	933,700
Total Card	0.150	379,600		554,100	933,700
Total Parcel	0.150	379,600		554,100	933,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.20 | /Parcel: 448.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84679
GIS Ref
GIS Ref
Insp Date 08/30/17

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	379,600	0	6,521.	554,100	933,700		Year end	12/23/2021
2021	101	FV	365,600	0	6,521.	554,100	919,700		Year End Roll	12/10/2020
2020	101	FV	365,600	0	6,521.	554,100	919,700	919,700	Year End Roll	12/18/2019
2019	101	FV	286,200	0	6,521.	584,800	871,000	871,000	Year End Roll	1/3/2019
2018	101	FV	286,200	0	6,521.	430,900	717,100	717,100	Year End Roll	12/20/2017
2017	101	FV	286,200	0	6,521.	412,500	698,700	698,700	Year End Roll	1/3/2017
2016	101	FV	286,200	0	6,521.	381,700	667,900	667,900	Year End	1/4/2016
2015	101	FV	284,800	0	6,521.	320,100	604,900	604,900	Year End Roll	12/11/2014

!10277!

PRINT

Date	Time
12/30/21	10:26:13

LAST REV

Date	Time
01/23/18	15:08:44
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10277

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHANNON JOSEPH	56971-471		6/10/2011		608,000	No	No		
TURNER MARY ELL	45289-400		5/31/2005		595,000	No	No		
EISAMAN LEWIS M	31778-345		8/31/2000		439,000	No	No		
	10066-592		6/29/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2002	187	Wood Dec	5,100	C				10X20 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2017	Missed Appt.	PH	Patrick H
8/30/2017	MEAS&NOTICE	HS	Hanne S
7/3/2012	Left Notice	JBS	JOHN S
3/14/2009	Inspected	345	PATRIOT
2/19/2009	Measured	372	PATRIOT
12/29/2005	MLS	HC	Helen Chinal
12/2/2000	MLS	MM	Mary M
11/2/1999	Meas/Inspect	243	PATRIOT
7/8/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	84679
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6521		Sq. Ft.	Site		0	90.	0.94	10									554,065						554,100	

Total AC/HA:	0.14970	Total SF/SM:	6521	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	554,065	Spl Credit		Total:	554,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.01200008
Adj $ / SQ:	136.620
Other Features:	99531
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425537
Depreciation:	45958
Depreciated Total:	379579

COMMENTS

PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:		HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

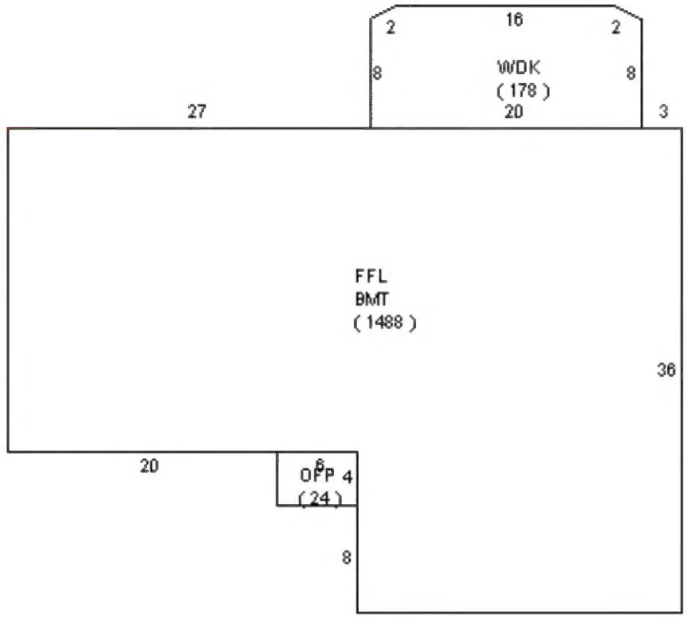
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.28
Special Features:	0	Val/Su Net:	119.45
Final Total:	379600	Val/Su SzAd	255.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,488	54.350	80,869
FFL	First Floor	1,488	136.620	203,291
WDK	Deck	178	11.760	2,093
OFP	Open Porch	24	44.530	1,069

Net Sketched Area:	3,178		Total:	287,322	
Size Ad	1488	Gross Area	3178	FinArea	2083

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	